

DECK INSPECTIONS

INSPECTION CHECKLIST

General Deck Conditions	
Item	Remarks
Debris on Deck	
Drainage	
Physical Damage	
Slope to drain	
Structural Deformation	
Other	
Coating Conditions	
Item	Remarks
Condition of Coating	
Aggregate Dispersion or Loss	
Sand/Rubber firmly adhered?	
Cracks	
Blisters	
Ponding	
Other	
Sloped Decks	
Item	Remarks
Coating Materials Primer?	
Condition of Surface Preparation	
Base Coat Used	
Aggregate Size	
Dispersion	
Removal?	
Aggregate Loss	
Other	
Metal: Corrosion: Clean: Abraded: SSTape	
Fasteners	
Other	
Deck Features	
Item	Remarks
Expansion Joints?	Caulked?
Control Joints?	SS Taped?
Flashing	SS Taped?
Gutters / Drains, etc.	Sloped?
Skylights	Sealed and Flashed?
Does Deck Require Venting?	
Other	

Flashing Conditions	
Item	Remarks
Cleaned?	
Fastened?	
SS Tape Applied?	
Seasonal Change	
Type of Metal?	
Exterior Wall Surfaces	
Item	Remarks
Deformed Finish	
Surface Deterioration	
Staining	
Other	
Wall Surfaces	
Item	Remarks
Cracks	
Water Staining	
Water Leaks	
Deformed Finish	
Seasonal Change	
Window Leaks	
Door/Window Alignment	
Other	
<p>Summary/Comments</p> <p>(Highlight areas of concern and any rapid degradation in deck system)</p>	

OCCUPANT RESPONSIBILITIES

- Immediately report signs of envelope movement, and degradation, especially after extreme weather conditions.
- Immediately report signs of deck damage, structural anomalies and/or leaks to PolyTuff Systems, International personnel .
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Comment on changes from previous inspections, and overall deck condition. Indicate recommended action of deck repair and/or further assessment, and estimated remaining life expectancy of deck system. Include any photographs in this report.

DECK PLAN AND DETAILS

USE THIS AREA ONLY IF DEFICIENCIES ARE OBSERVED.

Sketch deck plan. Include north arrow, the location of the items listed below, approximate dimensions of building, decking materials, and other relevant items located on the deck. Show changes in deck elevations in a separate sketch.

Identification Code

A - Access Hatch	E - Expansion Joint Cover	R-Deck Vent	V - Vent Pipe
B - Base Flashing	F - Fascia and Gravel Stop	U - HVAC Unit	L - Ladder
C - Cap Flashing	G - Gutter System	J - Flag Pole	S - Skylight
D - Deck Drain	H - Vent / Fan Hood	W - Pondered Water	T - Walkway
	K - Chimney	P - Parapet or Fire Wall	

PWS RESPONSIBILITIES

- Develop and implement a maintenance program, including using the *Deck Inspection Checklist*.
- Perform annual visual deck inspections for all operated facilities, and complete a report based on the checklist.
- Interview occupants concerning building performance.
- Recommend actions to repair nnsatisfactory conditions, including developing a maintenance workplan based on the urgency of required upgrades.
- Maintain a history of deck inspection reports for each GNWT owned/operated facility at the Regional PW &S office in order to monitor changes in deck system performance.
- Report rapidly deteriorating decks and/or water damage to the PW &S Regional Superintendent.
- The PWS Regional Superintendent is to notify the PSI of significant deck deterioration when the risk of a major failure becomes apparent.
- Inform Technical Support Services of significant deck degradation for their review related to failed building system performance and consideration of changes to building design standards.

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GLOSSARY OF DECKING TERMS USED IN THIS CHECKLIST

Alligatoring	Shrinkage cracking of the bituminous surface of built-up or smooth surface decking, producing a pattern of deep cracks resembling an alligator hide.	Fascia	The finish member covering the edge or eaves of a flat or sloping deck or deck overhang.
Asphalt	A highly viscous hydrocarbon produced from the residuum left after the distillation of petroleum; used as a waterdecking agent of a built-up deck.	Fishmouth	An opening of the lapped edge of applied felt in built-up decking due to adhesion failure.
Ballast	An anchoring material (such as rock, gravel, pavers) used to resist wind uplift forces of deck membrane.	Flashing	Connecting devices that seal membrane joints, drains, gravel stops and other places where membrane is interrupted. Base flashing forms the upturned edges of the watertight membrane. Cap or counter flashing shields the exposed edges and joints of the base flashing.
Bitumen	A generic term for asphalt or coal tar pitch decking.	Gravel Stop	Flanged device, normally metallic, designed to prevent loose aggregate from washing off deck. It also provides a finished edge detail for built-up decking assembly.
Blister	A spongy raised portion of decking membrane as a result of pressure of entrapped air or water vapour.	High Risk Deck	A deck which scores 15 or greater out of 20 using the Snow Overload Risk Assessment checklist.
Built-up Decking (BUR)	A continuous, semi-flexible deck covering consisting of laminations or plies of saturated or coated felts alternated with layers of bitumen.	Modified Bitumen	Asphalt with the addition of polymer modifiers to increase cold temperature flexibility and warm temperature flow resistance and stability.
Cant Strip	A continuous strip of triangular cross-section, fitted into the angle formed by a structural deck and a wall or other vertical surface, and used to provide gradual transition for base flashing and horizontal deck membrane.	PVC	A generic term for single ply plastic sheet membrane (poly vinyl chloride); seams are fused by solvent or hot-air welding techniques.
Crack	A break in a decking membrane as a result of flexing, often occurring at a ridge or wrinkle.	Parapet	The part of the wall entirely above the deck.
EPDM	A synthetic rubber sheet used in single ply deck membrane (ethylene propylene diene monomer).	Ponding	The collection of water in shallow pools on the deck surface.
Expansion Joint	A deliberate separation of two deck areas to allow expansion and contraction movements of the parts.	Slope	The ratio between the measures of the rise and the horizontal span.
Eaves	The protective overhang at the lower edge of a sloped deck.	Soffit	The finish on the underside of a deck overhang.

Facility Name:

TCA#:

Community:

Type of Deck: Flat / Membrane:

Sloped: Slope: in 12

Construction / Re-decking / Repair Dates: _____

Deck Snow Overload Risk Assessment _____ out of 20
Checklist (copy attached)

Inspected by: _____ Date: _____

Preventive deck maintenance

Proper deck maintenance will:

- increase the life expectancy of your deck
- save you the high cost of deck replacement
- protect your assets from costly damage

For further information, please contact

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